



Common Code Violations

The Code Compliance Department wants to enhance neighborhoods and their citizens' health, safety and general welfare through efficient and effective City code enforcement. All actions shall be conducted in a responsive and fair manner focusing on customer service and public awareness while respecting the property rights of our citizens.



Dangerous structures

Homes or commercial buildings that have become dilapidated or rundown may be considered dangerous structures. These structures are often vacant and become home to rodents, snakes or illegal activities that may threaten the health and safety of the surrounding community. Depending on the condition of the property, the structure may be cleaned and secured or demolished by the City at the owner's expense.



Minimum housing standards

Homes, apartments or commercial buildings are required to meet certain standards for occupancy. The interior and exterior of each property must be in good repair and maintained in a safe and sanitary condition, free of rodent infestation, sewer leaks and the accumulation of garbage. If the health and safety of the persons living in these structures is compromised by a lack of maintenance, the property owner will be required to make the improvements necessary to meet the City's standards.



High weeds and vacant lots

Property owners are responsible for maintaining the appearance of their lawns and/or vacant lots according to the following rules:

- If grass or weeds grow more than 12 inches high or if trash, brush and debris are allowed to accumulate on a

property, Code Compliance may issue an annual notice to the property owner requesting that the property be mowed or cleared. If this notice is ignored, the City may contract for the property be mowed or cleared at the owner's expense if it is a vacant lot and the owner may be cited.

- If a lot has weeds higher than 12 inches and is located within 1000 feet of a school, the City, without notice to the owner, may mow and clear the property at the owner's expense.

- If a lot has weeds in excess of 48 inches, regardless of its location, the City, without notice to the owner, may mow and clear the property at the owner's expense.

Obstructions on City property or rights-of-way

Sidewalks, streets and other public rights of way must be kept free of obstructions. Overhanging tree limbs, basketball goals, fences, dumpsters, shrubbery or other obstructions in City-controlled rights-of-way are prohibited and must be removed by the owner of the abutting property.



Illegal dumping

Brush, furniture, appliances or other items placed at the front curb or on sidewalks and streets outside of a scheduled brush collection period is a violation of City Code. The City provides two free collections of brush and bulky items (no chemicals, construction or roofing material, or rocks, soil and dirt will be collected) per year for each resident. However, brush and bulky items may only be placed at the curb after a yellow brush collection notice has been received notifying residents of an upcoming, scheduled collection.

Illegal dumpsites, including vacant lots, are patrolled regularly by Code Compliance. Persons caught illegally dumping materials in these areas may be prosecuted.

Outside storage

Yards should not be used as storage areas for vehicles, building materials, tires, indoor furniture, appliances, boxes or other items. Outside storage is a violation of the City's zoning code.

Front and side yard parking

Residents are not allowed to park their vehicles on the front or side lawn of their home unless there is a permanent surface of concrete, brick, asphalt or gravel with defined borders designated for parking.



Junked vehicles

Broken-down, junked vehicles should not be parked in yards, on the street or in any location that can be seen in ordinary public view. A fine may be imposed for this violation and the vehicle may be towed by the City and destroyed if, after notification, it is not repaired or removed from these locations.



Animals and fowl

City residents are allowed to keep a limited number of animals on their residential property, based on the type of animal and size of the property. For example, no more than five dogs and three cats may be kept on an average residential lot. Permits issued by the Health Department may be required for certain livestock or fowl on properties in accordance with Chapter 5 of the City Code.

Garage and yard sales

A garage sale permit must be purchased and displayed for all residential garage or yard sales. Residents are allowed only three garage sales each calendar year and only one sale every three months.

Garage sale permits can be purchased for \$15 at one of the City's four Community Link Service Centers (Las Palmas Shopping Center, Suite 132, 803 Castroville Road; McCreless Mall, 4100 S. New Braunfels; South Park Mall, 2310 S.W. Military; and Valley View Shopping Center, 8523 Blanco Road), at the City's One-Stop Development and Business Services Center, 1901 S. Alamo. These permits also can be purchased at participating H.E.B. stores for \$16.



Vendors, hawkers and peddlers

Persons engaged in any commercial outdoor retail activity must meet license requirements and are restricted from operating in certain areas of the city without special approval.

Noise

Noise levels are regulated and enforced in San Antonio according to zoning districts and time of day. Citizens are encouraged to minimize the volume of their audio equipment, construction equipment or other noise-producing devices in homes and vehicles. Noise levels considered in violation of City rules are levels that are in excess of 63 decibels for residential zoning districts and levels in excess of 85 decibels for entertainment-zoned districts. Fines vary for each of the violations listed. If violators are referred to Municipal Court for prosecution, fines may range from \$35 to \$2000.



Code Compliance

Know the rules. Respect your neighbors.

Code Compliance... we're working for you

If you have neighbors that are in violation of any of these codes, you can register a complaint with the Code Compliance Department using a variety of methods:

Pick up your phone and dial 311

311 is a simple, easy-to-remember telephone number that connects citizens with specially-trained customer service representatives. You will be asked for detailed information regarding your complaint. This information is immediately sent to Code Compliance or the appropriate City department for action.

Register your complaint online

Go to www.sanantonio.gov/code and click on Report a Code Violation. The citizen service request system is an online database that will log your complaint. The complaint will be processed accordingly.

Put it in the mail

Send us a question or complaint by mail to the following address:

**Department of Code Compliance
P.O. Box 839966
San Antonio, Texas 78283**



Keeping it clean and having a little fun, too

Meet The Enforcer and his brainy sidekick, CODE-E. They are setting out to clean up San Antonio neighborhoods and teach citizens about City codes. They need your help! These superheroes are teaming up with Code Compliance officers to track down San Antonio's least wanted -- the Code Violators.

The Code Compliance Department has designed a school-age program which utilizes a new activity book to teach children and their parents about the department's efforts to keep San Antonio clean and safe. The activity book, which includes games and pictures to color, will help children learn about codes related to high weeds, rundown buildings, junked vehicles and other neighborhood eyesores.

Call Code Compliance at 207-8200 to schedule a program presentation for your class or to request a visit by The Enforcer and CODE-E for your school or community organization.

